

Newfields Planning Board  
December 16, 2004

Attendance: Robert Devantery, Michael Price and William Meserve

Mike Price opened the meeting at 7:00 pm.

**Mill Woods Subdivision**

Mike Price recused himself because of being an abutter. Christian Smith from Beals Associates presented the revised conceptual conservation plan. It is identical to the plan presented last month in regards to the roadway design. The revised fully designed and engineered plans have been sent to Traffic Engineer Kevin Dandrade and Engineer Steve Keach for their review. He pointed out the area designated for 13 condo units which will have 26 bedrooms. They have put a hammerhead in that area. On the design plans they have a 10,000 square foot septic receiving area for the condo units which would require a 6,800 square foot leaching area. They are planning on putting in three 15,000 gallon cisterns as requested by the Fire Chief. The location of the cisterns will be reviewed by the Fire Chief. The final open space calculation would be 182.91 acres. 89 ½ acres of the total open space are usable uplands. There will be three fields for recreation and the parking area as been reduced at the Board's request. The house lots range in size from 1-2 acres. All the homes would be located in the Town of Newfields. The right of way to the Newmarket land will be 30 feet wide. NH Soils is working on the wetlands permit from the State.

Bill asked about the hammerhead in the condo area. Christian explained that the hammerhead requires less soil disturbance. It will be designed so that there will be enough room for larger vehicles to turn around. They will have more information after review by Kevin Dandrade. Pioneer Farm Drive is the only road proposed to be 24 feet in width and all other roads are 20 feet in width. The total acreage of the parcel is 344 acres including the land in Newmarket. There are 324 acres in Newfields.

They would like the Board to come to a consensus as to whether or not more than one test pit will be required on the conservation plan. There were two test pits done on the fully designed conventional plan. The purpose of having two test pits on each lot is to have an alternate location if one fails.

Bob Devantery asked how the sewer would work in the condo area. Christian explained that the buildings high enough will gravity feed. There will likely be a central pumping station. They have not determined if there will be a single community leach field in that area. The plan does show individual wells for the 13 units.

Bill Meserve would like more details on the off-site improvements. Kevin Dandrade or Jeffrey Dirk will be designing the intersection improvements. Mark Johnson offered to schedule a site walk of the off-site improvements but the Board decided to wait until Kevin Dandrade reviews and comments on them. Bill was also concerned with the

radius of the road coming off of Route 87. A waiver will be required for the centerline road radius of 250 feet for the road coming in off of Route 87. Granting of the waivers will result in slower traffic speeds. There should be no safety issues with regards to the national standards.

Mike Price asked how far from the main entrance the curve in the road is. It is about 200 feet. The right of way is against Haughton's property line. The entrance at the end of Halls Mill Road will be about 50 feet to the left of the class VI road and will avoid the stonewall that exists there.

Robert LaBranche asked who would be responsible for the community septic systems if that was the way they went. The association would be responsible. He also asked how many bridges there would be. Christian informed us that there will be two bridges.

Three updated waivers have been submitted and they are on file at the Town Office along with the complete fully engineered plans.

Jonathan Flynn brought up the crossing for discussion. Christian explained that once the plan is accepted the State will address the crossing. There has to be an accepted plan to work with before the State will consider the crossing.

It was noted that there is a lot of work being provided for safer site distances but the site distances on Halls Mill Road have not been addressed thoroughly. Kevin Dandrade will be asked to comment on the site distances on Halls Mill Road.

The wetlands impact will be approximately 14,000 square feet which is less than on the conventional plan. The Town's consultant requested that the grades be documented for any potential problems.

A work session was scheduled for Monday, January 10<sup>th</sup> at 7pm to discuss the Mill Woods Subdivision and Rivers Run Realty Trust Subdivision. Kevin Dandrade and Steve Keach will be asked to attend the meeting. A motion was made and seconded to continue discussion at the January 10<sup>th</sup> meeting.

Patrick Seekamp is planning on doing a site walk to assess the wetlands.

### **Pride Development-College Auto Site**

Wayne Morrill from Jones and Beach Engineers presented the conceptual plans for a proposed gas station/convenience store/donut drive-through facility. He is looking for the Board to accept the application. Wayne addressed the concerns that the Board had at last month's meeting. They relocated the entrances on the plan. The entrance from Route 85 would be a right turn in and the exit would be a right turn out with an island between the two. The distance between the Post Office and the right turn out is about 80 feet. There will also be an entrance and exit on Route 108. The Board would like the plans to be submitted TEC Engineering for review. The Board would like to see the right turn exit onto Route 85 eliminated.

Wayne noted that they revised the 4k area for the septic system so that it does not go through the underground storage tanks. This would need to be reviewed and approved by Mike Cuomo.

There are 18 parking spaces. The number of spaces was determined by the size of the building. The building will be 3,500 square feet. The 18 spaces do not include the spaces under the canopy where people get gas. Bill would like to see fewer parking spaces. Wayne stated that the Zoning Board is requiring this number of parking spaces.

Wayne talked about areas for dumping snow. They are planning on forcing the snow into the drainage pond and back into the site. They want the snow to get into the catch basin network. The catch basins will be cleaned regularly and checked every 6 months. The grade and drainage was revised for the snow storage.

Bill would like to see some trees left on the site. He feels they should design around the big pine trees because it would look nice and it is the gateway to the village area. Wayne mentioned that they could beef up the proposed plantings so that it would look nice but they were not planning on leaving the existing trees.

Reuben Hull was given the plan to review for completeness for acceptance. He suggested that the traffic impact analysis be done before the Board accepts the plan. The engineering review will be done after the plan has been accepted. He also mentioned that they will have to go before the State to get the underground storage approval. There may be some higher standards required because it is in the aquifer protection area. A spill prevention plan should be developed and presented to the Board.

Reuben talked about the sidewalks. He recommended that the developer construct a sidewalk or make a contribution to the Town to go towards the existing sidewalk plan in the downtown area.

Reuben would like to see some of the parking spaces removed and possibly retain some of the existing vegetation. The parking spaces at the pumps count as required spaces. . Wayne stated that they wanted to remove some of the parking spaces and they were told by the Zoning Board they could not.

Wayne informed the Board that connecting with the Post Office as requested would have been great and it was the original plan but they were unable to come to terms with the Post Office developer. He mentioned that they do have a company that will provide a plan approved by the State. They have not presented any architectural designs but they do intend on presenting an aesthetically pleasing design. They realize this is the gateway to the village and how important it is to have nice landscape and building architecture.

Bill would like to see no outside sale of goods.

Mike Price stated that they will be checking with counsel to find out how legal the variances are. It was the original plans with combined lots that were given three variances. Mary August explained that the original plan that was denied by the Planning Board was given variances for the underground storage tanks. The other variances are on the single lot plan. They knew they were not in compliance with the second plan and went before the ZBA for variances before going before the Planning Board.

A motion was made by Bill and seconded by Bob to **not** accept the gas station plan. All were in favor and the motion carried. A traffic analysis will be done and presented at next month's meeting. The Board will accept the plan when it is considered to be a complete application. A motion was made and seconded to continue discussion at next month's meeting.

Les Case presented a preliminary subdivision plan of his property on Route 87. The Board made recommendations to him and noted the deficiencies on his plan.

The November 18<sup>th</sup> minutes were reviewed and amendments were made. A motion was made and seconded to accept the November 18<sup>th</sup> minutes as amended. The motion carried. The October 21<sup>st</sup> and November 4<sup>th</sup> minutes were also reviewed. A motion was made and seconded to accept the October 21<sup>st</sup> and November 4<sup>th</sup> minutes. The motion carried.

Mark Kasper introduced himself to the Planning Board and expressed his interest in assisting the Board. A motion was made by Bob and seconded by Mike Price to recommend to the Selectmen the appointment of Mark Kasper as an alternate on the Planning Board. All were in favor and the motion carried.

Reuben informed the Board that the Rockingham Depot has been sold and the new owners are interested in doing something with the building. Reuben suggested to them that whatever they decide to do it should tie into the recreational trail. The building is located in Newfields and Newmarket and zoned differently in each town.

Bill made a motion to put the impact fees and growth management ordinance on the March 8<sup>th</sup> ballot for a town vote. Bob seconded the motion and the ordinances will be placed on the zoning ballot to be voted on and adopted by the Town.

The meeting adjourned at 10:00 pm.

The next regularly scheduled Planning Board Meeting will be January 20, 2005 at 7pm at the Newfields Town Hall.

Respectfully submitted,

Sue McKinnon